

STILLWATER COUNTY PLANNING BOARD
MINUTES OF MEETING
January 7, 2009

BOARD MEMBERS PRESENT: Adelbert Eder, Chris Fleck, Larry Gee, Linda Halstead-Acharya, Chuck Krone, Allen McMillan, Clint Teegardin, Bob Van Oosten (had Jon Bourassa's proxy), Cynthia Colbert

VISITORS: See sign-in sheet (attached)

STAFF: Cal Cumin, Forrest Mandeville, and Laurie Kelley

I. CALL TO ORDER: The meeting was called to order at 7PM by Clint Teegardin

II. MINUTES APPROVAL. Adelbert made the motion to approve the December 2008 meeting minutes, and Bob seconded; motion carried.

III. NEW BUSINESS:

A. Elwood Subdivision, 2nd Filing—Public Hearing and Recommendation. Clint opened the public hearing. Tom Kelly, representative for the developers (the Hoffman family), gave a presentation describing the plans for Elwood Subdivision, 2nd Filing. Tom explained that the 35.157-acre site is located approximately three miles east of Park City off Cemetery Road via Spruce Drive (SW4 of Section 26, T2SR23E, PMM). The proposal is to make five lots ranging in size from 1.437 acres to 2.324 acres. Access is from Spruce Drive off of Cemetery Road. Further subdivision is planned by the landowners. No road building will be necessary and the utilities are already in place. Technical and weather problems have plagued installation of the 30,000-gallon dry hydrant, which was part of the approval conditions for the first Elwood Subdivision. They expect to have it installed soon. The septic tank drain field and water well paperwork has been submitted to the Department of Environmental Quality (DEQ) and is being reviewed. Tom said that a hydrological study will have to be completed before they can develop any more lots in the subdivision. Tom said that the covenants are very much like the ones for Elwood Subdivision and all homeowners are required to join (see attached conditions).

At this time Clint opened the meeting for public input. Gene Albert asked about modular homes, the number of wells and outbuildings, and the speed limit. Judy Wagner asked about perk tests and the speed limit. With no further comment, Clint closed the public hearing.

Forrest read the list of 11 issues the Board should consider.

At this point Clint asked for Board discussion. The Board was concerned about the speed limit, the number of wells and outbuildings. The Board offered options, such as reducing the speed limit to 15 mph and limiting the number of wells and outbuildings to two per lot.

The Board removed one condition and added three conditions (see attached) after discussion.

Cynthia made a motion to approve the subdivision with the conditions as amended. Allen seconded and, with all in favor, motion passed.

B. Winding River Estates, Lot 2 Amended, Subsequent Minor Subdivision. Clint opened the public hearing. Tom Kelly, representative for the developer (Dave Sample), explained that the 10.15-acre site is located about 1.5 miles from the Yellowstone River Bridge and located adjacent to Upper Flat Road which extends south of State Highway 421 (SE4 of Section 34, T2SR20E, PMM). The proposal is to make two lots of 5.08 and 5.07 acres out of original Lot 2. Upper Flat Road provides access to the planned lots. Tom emphasized that the shared access is for a driveway and is not a road. Tom said that no further subdivision is planned by the landowners, as topography drainage only allow two sewage treatment systems. Utilities are in place and the homeowners' covenants will be the original Winding River Subdivision. No road building will be necessary.

At this time Clint opened the meeting for public input. There was no public input. Clint closed the public hearing.

Forrest read the list of seven issues (see attached).

At this point Clint asked for Board discussion. The main topic of concern was whether or not the approach off the County road had been permitted. Tom said the encroachment permit is at the same point where the County permitted it in the original subdivision. Delbert made a motion to approve the subdivision with the seven conditions as read. Linda seconded and, with all in favor, motion passed.

C. New Fees. Cal said that this Office had offered to help the GIS Department by collecting the \$25 review fee for new addresses when the final plat was submitted. Subsequently, however, Cal isn't sure how it is all going to work.

D. Extension of Preliminary Plat Approval. Keith Brown has requested an extension of preliminary plat approval for the Middle Valley North (Major) Subdivision which expires in April 2009. Cal has recommended to the Commissioners not extending approval.

E. Road Improvement Districts (RID). Cal said the Planning Office provided the County Commissioners a draft process for creating an RID, but it still has to be reviewed by the County Attorney.

OLD BUSINESS:

A. Subdivision Regulations Changes Update. Cal reported that the Public Hearing will be held on January 14, 2009 at 1:30 in the Commissioners' chambers.

B. Cell Tower Regulation Update. Cal said the Public Hearing will be held on February 18, 2009 at 1:30 in the Commissioners' chambers.

C. Planning for Value. No update to report

OTHER:

George Bokma, Stillwater County Fire Warden, said he is working with the GIS Department to map and critique all hydrants in the County. He asked to be added to the monthly agenda.

Linda thanked Forrest for his presentation.

Delbert asked why officers were elected in December rather than January. Cal explained that it was in order to follow Montana Association of Counties (MACO) guidelines, which asked for all county board meeting times and officers to be set before the first of the year. Bob asked that the staff look at the Planning Board bylaws to see if there is a specific date set for elections or if amendment is needed.

V. ADJOURN: Delbert made the motion that the meeting be adjourned, Linda seconded; motion carried. The meeting was adjourned at 8:47 pm.

Laurie Kelley
Administrative Assistant